

Public Hearing: July 14, 2026



Tuesday, July 14, 2026, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC.

Vancouver City Council will hold a Public Hearing to consider the following matters:

1. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

Proposed Amendments to the Vancouver Official Development Plan (ODP):

To amend the Vancouver ODP to change the designations on the Generalized Land Use (GLU) map for some sites in the Village areas, shown on maps 1 through 5 of this notification, as follows:

- From Residential Multiplex to Residential Low-Rise and Mixed-Use Low-Rise;
- From Residential Low-Rise to Mixed-Use Low-Rise;
- From Institutional to Mixed-Use Low-Rise for one site.

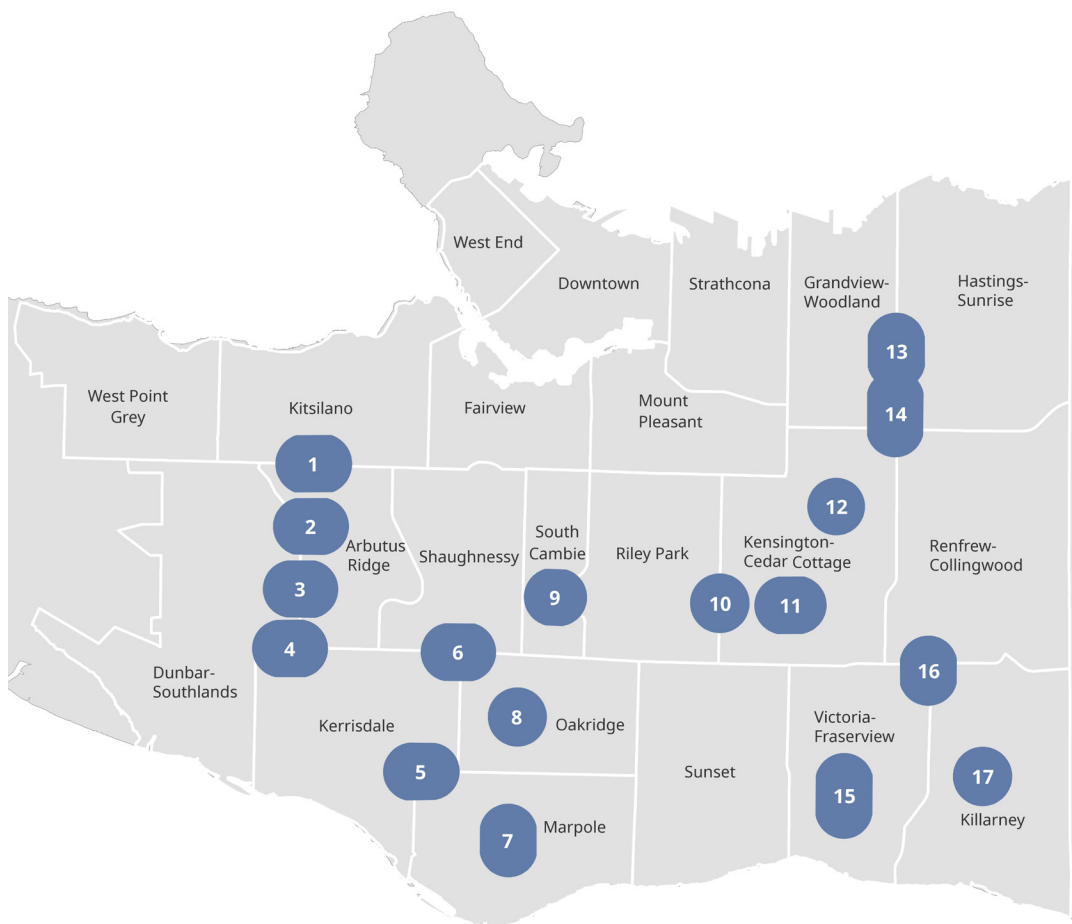
To amend Map B2 in the Vancouver ODP to include the Villages Plan areas as an area-specific policy.

To amend the Vancouver ODP to provide clarification on how to consider a proposed development's consistency with GLU designations. In addition, correcting a numbering error and replacing a policy on groundwater protection that was intended to be inserted at enactment of the ODP.

Proposed Amendments to the Zoning and Development By-law:

To amend the Zoning and Development By-law to implement the land use changes enabled by the proposed Villages Plan, which is recommended for approval at the public hearing, as well as the previously approved Rupert and Renfrew Station Area Plan. Further, to streamline the delivery of housing and new mixed-use buildings, to rezone most of the areas in 17 Villages, as well as certain low-rise mixed-use areas in Rupert and Renfrew and select blocks in Grandview-Woodland, as shown on maps 6 through 11 of this notification. Proposed amendments to the Zoning and Development By-law include:

- Amend the R3 Districts Schedule to add a new R3-4 low-rise residential district with inclusionary zoning requirements for affordable housing, and to increase the floor space ratio (FSR) for sites with a minimum site area of 460 m² from 1.45 FSR to 1.6 FSR in all R3 districts to provide greater flexibility in low-rise apartment forms, including new space efficient stair options. In addition, align notification requirements for R1-1 uses with the R1-1 District Schedule.
- Amend the C-2A District Schedule to add the C-2D and C-2E low-rise mixed-use districts, which would not be subject to rental replacement required by the Rental Housing Stock Official Development Plan. In addition, the C-2E would include inclusionary zoning requirements for affordable housing.
- Repeal the RM-12 District Schedule.
- Increase housing options and mixed-use options through a City-initiated rezoning of certain parcels (from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11, RM-12, and C-1) to the R3-1, R3-4, C-2D and C-2E districts.
- Amend Schedule J - Affordable Housing Schedule to add the R3-4 and C-2E districts and the associated social housing cash in lieu contribution and Below-Market Rental discount rate.

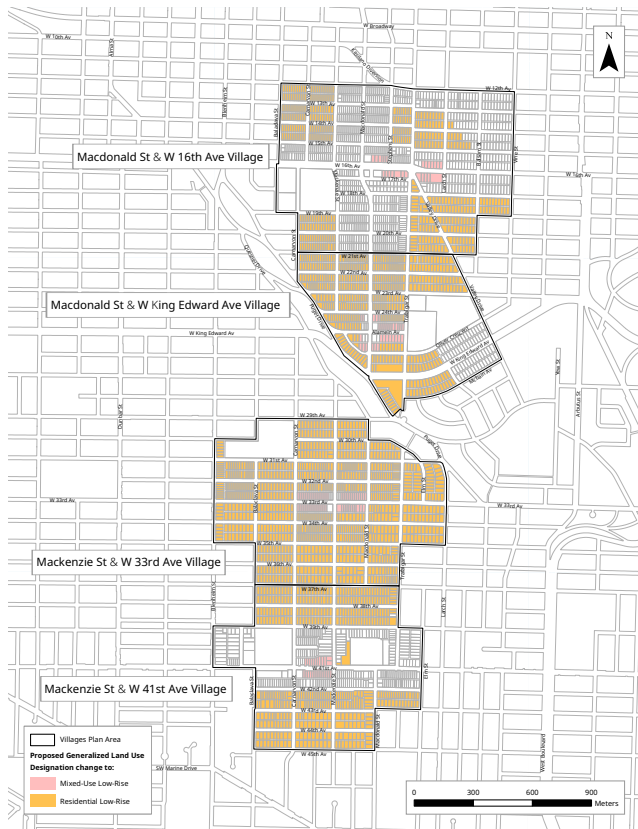


Village Area

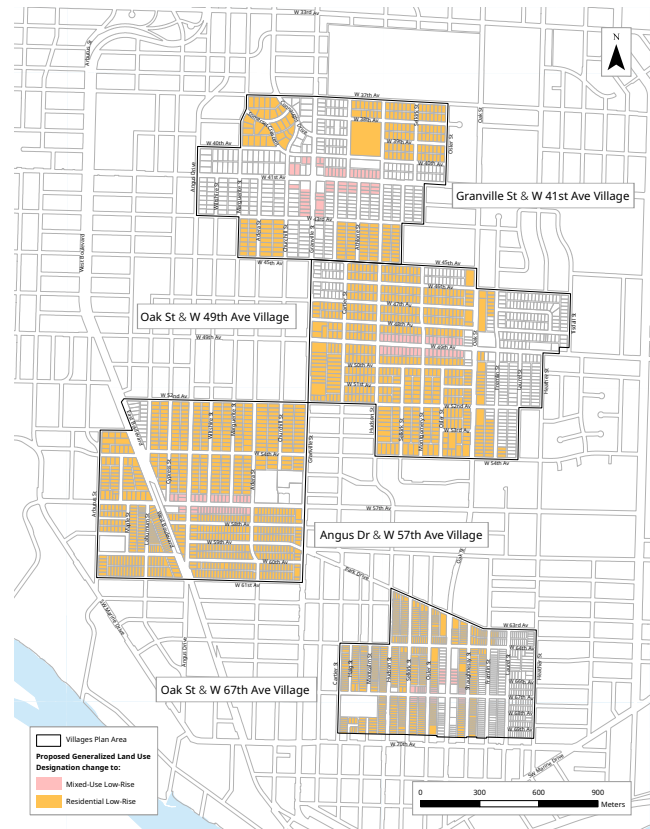
- 1: Macdonald St. & W 16th Ave.
- 2: Macdonald St. & W King Edward Ave.
- 3: Mackenzie St. & W 33rd Ave.
- 4: Mackenzie St. & W 41st Ave.
- 5: Angus Dr. & W 57th Ave.
- 6: Granville St. & W 41st Ave.
- 7: Oak St. & W 67th Ave.
- 8: Oak St. & W 49th Ave.
- 9: Heather St. & W 33rd Ave.
- 10: Fraser St. & E 33rd Ave.
- 11: Knight St. & E 33rd Ave.
- 12: Commercial St. & E 20th Ave.
- 13: Nanaimo St. & E 1st Ave.
- 14: Nanaimo St. & E Broadway
- 15: Victoria Dr. & E 61st Ave.
- 16: Wales St. & E 41st Ave.
- 17: Kerr St. & E 54th Ave.

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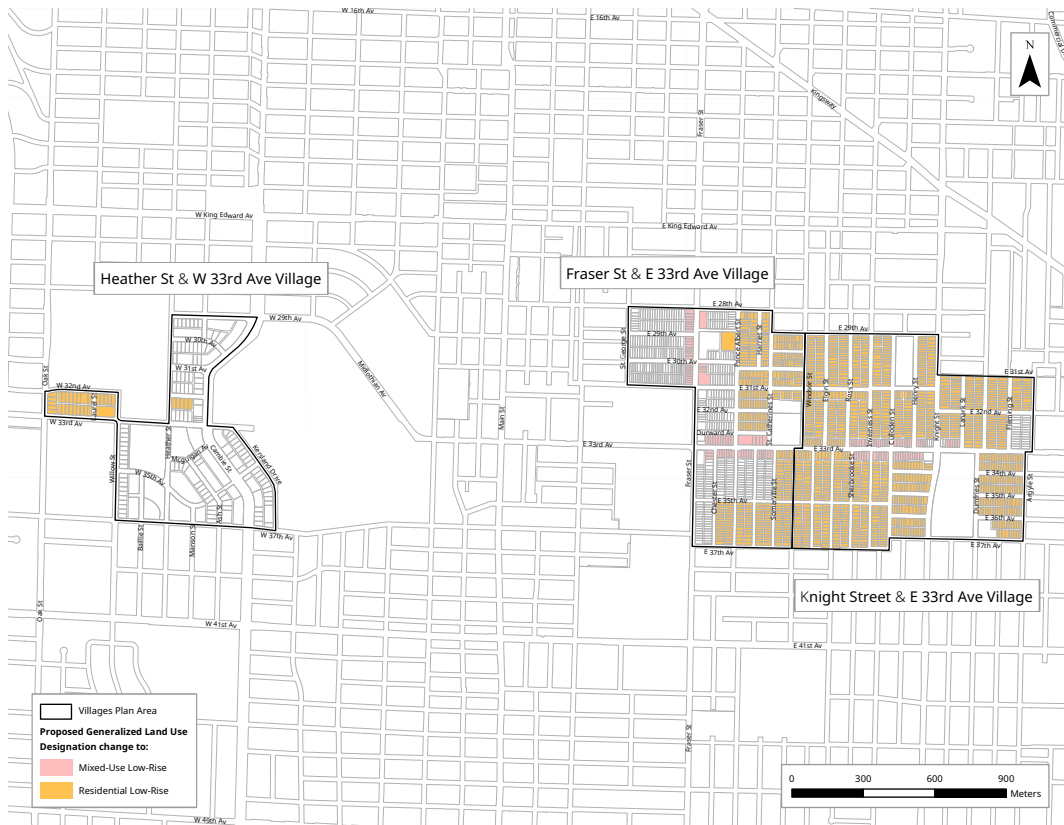
Map 1: Proposed Generalized Land Use designation changes for parcels in the West Villages



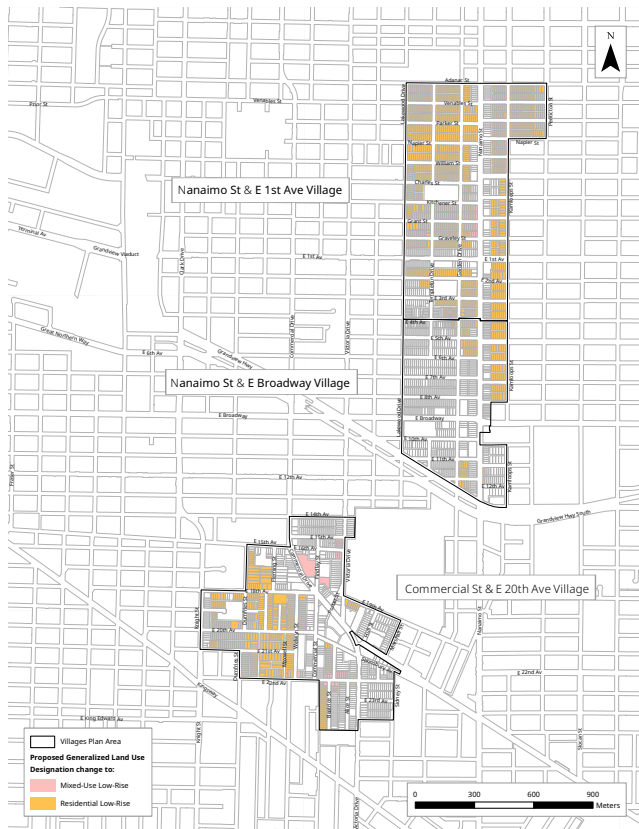
Map 2: Proposed Generalized Land Use designation changes for parcels in the Southwest Villages



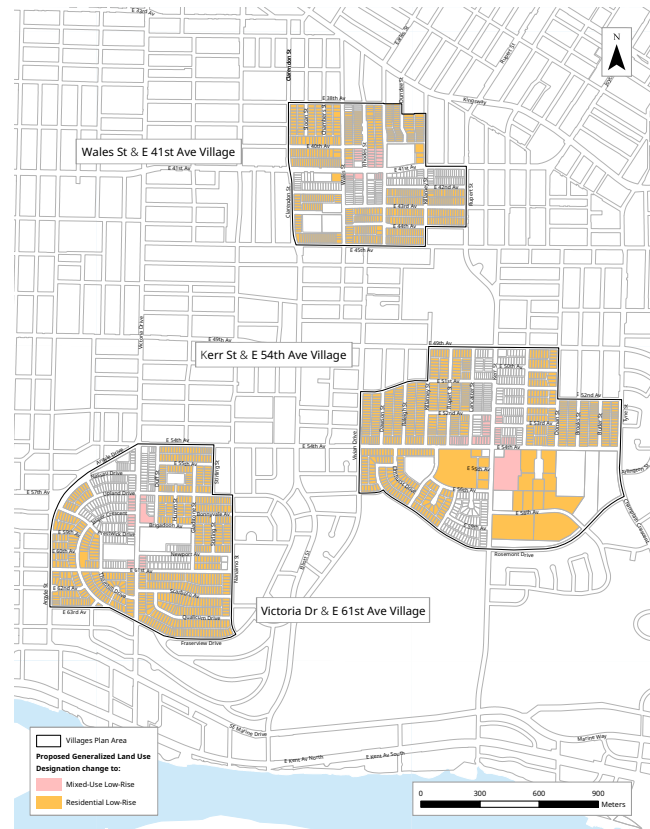
Map 3: Proposed Generalized Land Use designation changes for parcels in the Central Villages



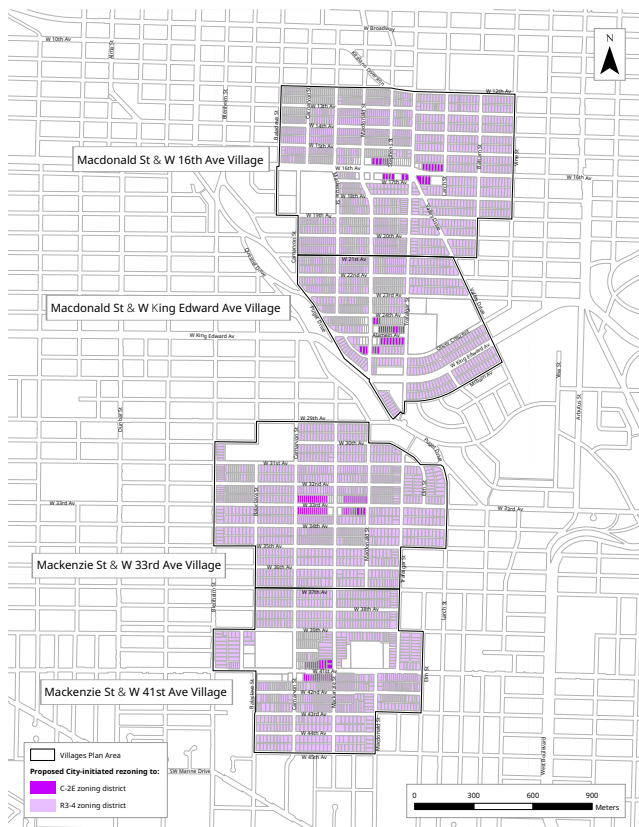
Map 4: Proposed Generalized Land Use designation changes for parcels in the East Villages



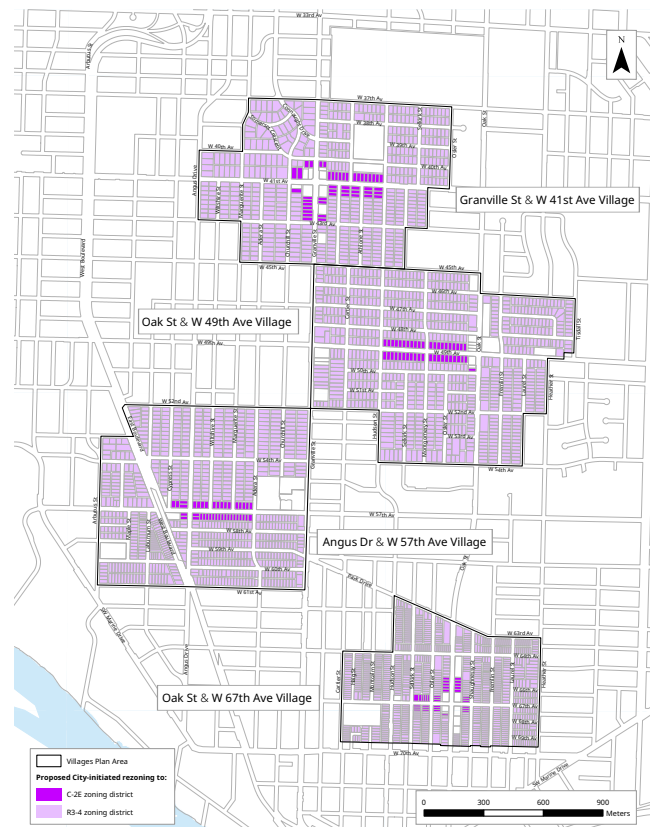
Map 5: Proposed Generalized Land Use designation changes for parcels in the Southeast Villages



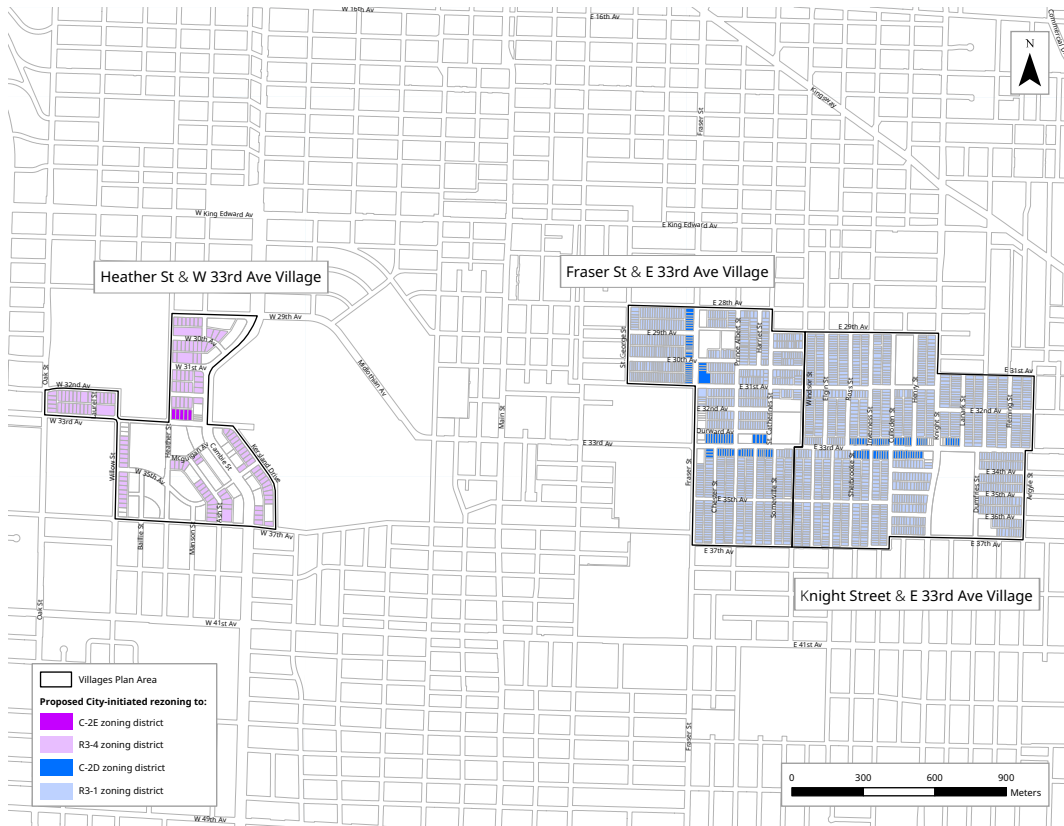
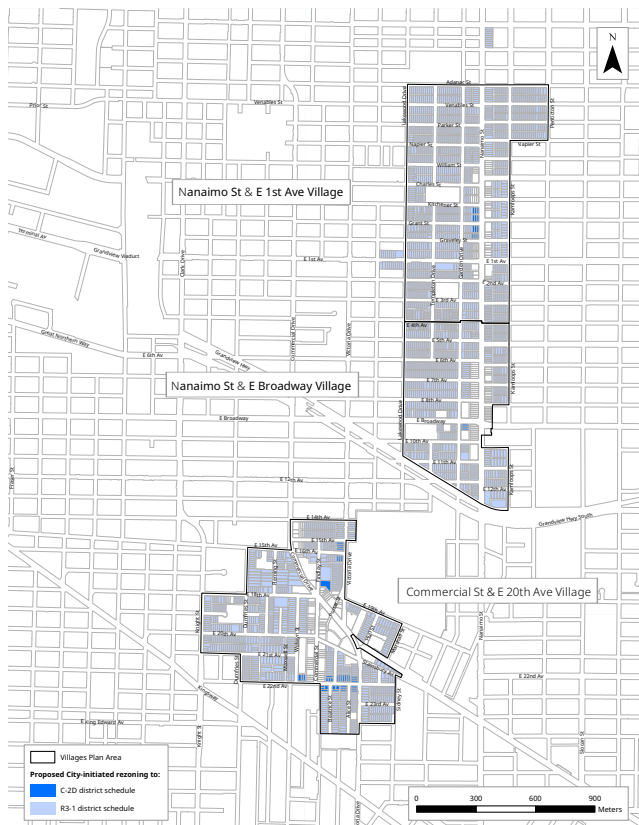
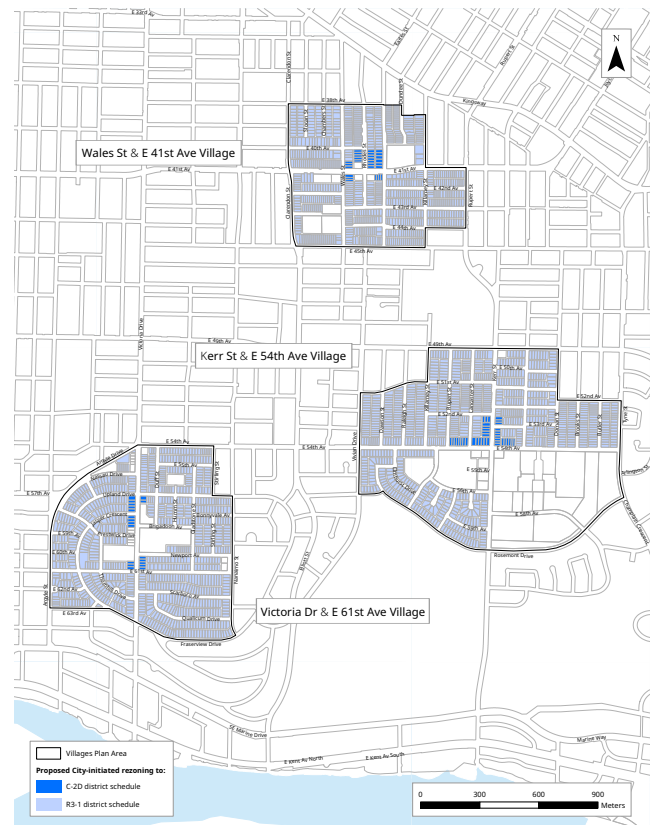
Map 6: Proposed zoning changes through City-initiated rezoning for parcels in the West Villages



Map 7: Proposed zoning changes through City-initiated rezoning for parcels in the Southwest Villages



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Map 8: Proposed zoning changes through City-initiated rezoning for parcels in the Central Villages**Map 9: Proposed zoning changes through City-initiated rezoning for parcels in the East Villages****Map 10: Proposed zoning changes through City-initiated rezoning for parcels in the Southeast Villages**

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Map 11: Proposed zoning changes through City-initiated rezoning for parcels in the Rupert and Renfrew area



***FOR MORE INFORMATION ON “VILLAGES PLANNING PROGRAM – VILLAGES PLAN, CITY-INITIATED REZONING AND VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENTS” VISIT shapeyourcity.ca/villages**

Public Hearings are convened electronically and in person at the Vancouver City Hall Council Chamber. You may participate in the Public Hearing either by speaking by phone or in person or by submitting publicly accessible comments with your name attached for the Mayor and Council.

Registration to speak at the Public Hearing begins on Friday, July 3, 2026, at 8:30 am.

- Register to speak online by visiting vancouver.ca/your-government/speak-at-city-council-meetings.aspx and select the agenda item(s) you wish to speak to; telephone participation is encouraged as it is the most efficient way to speak to Council.
- Register to speak via phone by calling **604-829-4238** and specifying which meeting date, meeting type and agenda item(s) you wish to speak to, and indicate whether you are participating by telephone or in person.

In-person registration is available on the day of the Public Hearing, between 5:30 and 6 pm at City Hall, Third Floor.

At the end of the registered speakers list, the Chair will provide a final opportunity to participate in the Public Hearing. The Chair will close the speakers list upon seeing no further speakers.

SEND YOUR COMMENTS TO COUNCIL:

- **Online:** vancouver.ca/public-hearing-comments
- **Email:** speaker.request@vancouver.ca
- **Mail:** City of Vancouver, City Clerk's Office
453 West 12th Avenue
Third Floor, Vancouver, BC, V5Y 1V4.

FOLLOW THE PUBLIC HEARING ONLINE:

- **X:** @VanCityClerk
- **Live stream:** vancouver.ca/council-video

REVIEW DRAFT BY-LAWS STARTING FRIDAY, JULY 3, 2026

- **In person:** City Clerk's Office on the Third Floor of City Hall (Mondays to Fridays, 8:30 am to 5 pm)
- **Online:** vancouver.ca/councilmeetings
(Posted at 1 pm)

Public Hearing minutes will be posted online and at the City Clerk's Office several days after a meeting. Details of all Council meetings can be found at council.vancouver.ca

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK: vancouver.ca/publichearings